

Subject: 08/09/2016 02:30 PM - Planning and Land Use Management Committee Meeting
From: City Clerk
Date: 08/05/2016 01:48 PM
To: CLK_26@LISTSERV.LACITY.ORG
Reply-to: Clerk.LSadmin@LACITY.ORG

TITLE: Planning and Land Use Management Committee Meeting
DATE: 08/09/2016
TIME: 02:30 PM

To view the document online please visit:

http://ens.lacity.org/clk/committeeadend/clkcommitteeagend26105217_08092016.html

Please DO NOT reply to this automated email.

To view the agenda ePackets with background documents please visit:

<https://cityclerk.lacity.org/councilagenda/>

If you have a specific question concerning the attached Committee Agenda, please contact the Legislative Assistant listed on the agenda.

If you have problems subscribing or unsubscribing to the Committee Agendas, please contact the City Clerk Systems Division at 213-978-0353.

If you do not want to receive further mailings, you can unsubscribe from the list by going to <http://lacity.org/government/Subscriptions/counciladhoc/index.htm> using a web browser and by following the instructions OR

To unsubscribe from this list, please click on this link:

http://listserv.lacity.org/cgi-bin/wa.exe?SUBED1=clk_26&A=1

clkcommitteeagend26105217_08092016.html

PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, August 9, 2016

BOARD OF PUBLIC WORKS EDWARD R. ROYBAL HEARING ROOM 350 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR
COUNCILMEMBER MARQUEECE HARRIS-DAWSON
COUNCILMEMBER GILBERT A. CEDILLO
COUNCILMEMBER MITCHELL ENGLANDER
COUNCILMEMBER FELIPE FUENTES

(Sharon Dickinson - Legislative Assistant - (213)-978-1074 or email Sharon.Dickinson@lacity.org)

Click [here](#) for agenda packets

Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

ITEM NO. (1)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

ITEM NO. (2)

[16-0787](#)

TIME LIMIT: 8/20/16; LAST DAY FOR COUNCIL ACTION: 8/19/16

Communications from the Mayor and City Ethics Commission relative to the appointment of Mr. Oliver Delgado to the Central Los Angeles Area Planning Commission for the term ending June 30, 2019.

Financial Disclosure Statement: Filed.

Background Check Review: Pending.

Community Impact Statement: None submitted.

ITEM NO. (3)

[13-1482-S1](#)

CONTINUED FROM 8/19/14

Categorical Exemption and related California Environmental Act (CEQA) findings, reports from the Mayor and the Los Angeles City Planning Commission, Resolution to transfer authority of redevelopment plans from the Community Redevelopment Agency of Los Angeles (CRA) to the City of Los Angeles, Department of City Planning, and proposed ordinance revising the Los Angeles Municipal Code to remove references to the CRA and other technical corrections.

Case No. CPC-2013-3169-CA

CEQA No. ENV-2013-3170-CE

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (4)

[16-0478-S1](#)

CD 13

TIME LIMIT: 10/27/16; LAST DAY FOR COUNCIL ACTION: 10/26/16

Environmental Impact Report, Mitigation Measures, Mitigation Monitoring and Reporting Program and related California Environmental Quality Act (CEQA) findings, Statement of Overriding Considerations, reports from the Mayor and the Los Angeles City Planning Commission (LACPC), Resolution relative to a General Plan Amendment from Highway Oriented Commercial to Regional Center Commercial, an Ordinance to effect a Zone Change and Height District Change from P-1 and C4-1-SN to (T)(Q)C4-2D and (T)(Q)C4-2D-SN, respectively and appeals filed by Beverly Grossman on behalf of the AIDS Healthcare Foundation (Representative: Beverly Grossman Palmer, Strumwasser and Woocher LLP) and Jason Vogel and Bronson Avenue Properties LLC (Representative: Daniel Wright, The Silverstein Law Firm) from the determination of the LACPC in approving a Conditional Use Permit for a Major Development Project for the addition of more than 100,000 square feet of non-residential floor area, and a Site Plan Review for a project that would result in an increase of 50,000 gross square feet of non-residential floor area, for the development of a 15-story, 240-foot tall mixed-use office building on an approximately 1.55-acre site with 26,000 square feet of retail space at the ground level and approximately 274,000 square feet of office uses in the tower element of the proposed building for a total of approximately 300,000 square feet of new floor area and corresponding floor area ratio of 4.5:1, for the properties located at 5901 Sunset Boulevard and 1515 North Bronson Avenue.

Applicant: Sunset Studio Holdings, LLC

Representative: James E. Pugh, Sheppard Mullin

Case No. CPC-2013-2812-GPA-ZC-HD-CU-SPR

CEQA No. ENV-2013-2813-EIR

Fiscal Impact Statement: Yes.

Community Impact Statement: None submitted.

ITEM NO. (5)

[16-0478](#)

CD 13

Environmental Impact Report, Mitigation Measures, Mitigation Monitoring and Reporting Program, Statement of Overriding Considerations and related California Environmental Quality Act (CEQA) findings, and a report from the Los Angeles City Planning Commission relative to a proposed Ordinance to execute a Development Agreement between the City of Los Angeles and Sunset Studios Holdings, LLC, for a 15-year term, and the provision of public benefits with a combined value of \$1,750,000 for a 15-story, mixed use building on a 1.55 acre site, replacing an existing surface parking lot with approximately 26,000 square feet of ground floor retail and 274,000 square feet of office uses and a floor area ratio of 4.5:1 and up to 830 parking spaces, at the northwest corner of Sunset Boulevard and Bronson Avenue, for the properties located at 5901 West Sunset Boulevard and 1515 North Bronson Avenue, subject to Conditions of Approval.

Applicant: Sunset Studios Holdings, LLC

Representatives: Jim Pugh-Sheppard Mullin/ Richter and Hampton, LLP

Case No.: CPC-2015-984-DA

CEQA No. ENV-2013-2813-EIR

Fiscal Impact Statement: Yes.

Community Impact Statement: None submitted.

ITEM NO. (6)

[16-0829](#)

CD 5

TIME LIMIT: 8/18/16; LAST DAY FOR COUNCIL ACTION: 8/17/16

Report from the Cultural Heritage Commission relative to the inclusion of the Gage House located at 2706 South Wigtown Road in the list of Historic-Cultural Monuments.

Owner(s): Sang Ik and Hyeong Sik Hahn

Applicant: James Ryan

Case No. CHC-2016-803-HCM

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (7)

[14-0656-S24](#)

CD 10

CONTINUED FROM 6/21/16 and 8/2/16

Application filed by Melvin Harris (Representative: Derrick Burnett) requesting a Hardship Exemption from Baseline Mansionization Interim Control Ordinance No. 183496, for a proposed project consisting of a new two-story construction of a 474 square-foot apartment over a 487 square-foot two-car garage, to the existing 2,066 square-foot, single level residence with a 360 square-foot rear garage, 220 square-foot rear patio and 250 square-foot rear storage shed, for the property located at 1032 South Victoria Avenue.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (8)

[14-0656-S30](#)

CD 10

CONTINUED FROM 8/2/16

Application filed by Cheaseon Roh requesting a Hardship Exemption from Baseline Mansionization Interim Control Ordinance No. 183496, for a proposed project consisting of a one-story (10 feet) detached recreation room of 290 square feet on backyard, and window change out and repair from single hung type to casement, on the existing single-family, single-story residence of 1,046 square feet floor area and 12 feet in height with a private carport, for the property located at 4320 West 12th Street.

Fiscal Impact Statement: No.

Community Impact Statement: None submitted.

ITEM NO. (9)

[14-0656-S25](#)

CD 4

CONTINUED FROM 8/2/16

Application filed by Eric Mao (Representative: Simon Storey) requesting a Hardship Exemption from Baseline Mansionization Interim Control Ordinance No. 183497, for a proposed project consisting of a 1,200 square-foot addition plus one additional story to the existing single-story, 1,700 square-foot residence with attached parking for two cars and a building height of 17 feet, for the property located at 715 Cherokee Avenue.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (10)

[14-0656-S28](#)

CD 5

Application filed by Dale Rosenbloom (Representative: Michael Silva) requesting a Hardship Exemption from Baseline Mansionization Interim Control Ordinance No. 183496 for a proposed project of adding a one-story recreation/music room, detached from the main house structure and replacing cyclone fencing with stucco finish to the existing single-family, two-story, 4,861 square-foot dwelling with attached garage, 20-foot by 40-foot swimming pool, an existing one-story cabana room and one-story pool house, for the property located at 10477 Charing Cross Road.

Fiscal Impact Statement: No.

Community Impact Statement: None submitted.

ITEM NO. (11)

CD 5 Application and addendum filed by Shawn and Wanda Ahmadi (Representative: Nina Briggs) requesting a Hardship Exemption from Baseline Mansionization Interim Control Ordinance No. 183496, for the proposed project of adding a courtyard residence of English Manor style, with two bedrooms and four bathrooms to an existing 2,110 square-foot residence of three bedrooms and three bathrooms, making a total of approximately 4,000 square feet, 33 feet high residence with five bedrooms and seven bathrooms, for the property located at 611 South Warner Avenue.

Fiscal Impact Statement: No.

Community Impact Statement: None submitted.

ITEM NO. (12)

[16-0427](#)

CD 1 CONTINUED FROM 8/2/16
Report from City Attorney and actions related to compliance with writ of mandate issued by the Court on March 21, 2016, in the case Friends of Highland Park v. City of Los Angeles, et al. (BS145275), specifically:

1. SET ASIDE the City's adoption of Mitigated Negative Declaration ENV-2013- 221-MND for the Highland Park Transit Village project; and
2. SET ASIDE the following approvals of the Highland Park Transit Village project:
 - a. Conditional Use Permit allowing construction of residential housing and public parking that (1) is more intensive than those uses permitted in the most restrictive adjoining zone in that it allows densities than in that zone, and allows smaller setbacks than in that zone, and that (2) allows a building height of 47 feet 6 inches on Site Two;
 - b. Zoning Administrator's Adjustment to allow a 9-foot passageway on Site One, a nine-foot, eight-inch passageway between a stair and a wall, an 11-foot, three-inch passageway between a stair and a wall, and a 12-foot, seven-inch passageway on Site Two, and a ten-foot to 15-foot rear yard setback on Site Three;
 - c. Project Permit Compliance approval of the Avenue 57 Transit Oriented Specific Plan;
 - d. Certificate of Compatibility for the construction of a joint public and private development consisting of 80 multi-family residential units and 221 public parking spaces and 106 resident parking spaces located within the Highland Park - Garvanza Historic Preservation Overlay Zone.
3. SUSPEND all activity to implement the Highland Park Transit Village Project (the "Project") that requires City approval under one of the resolutions or ordinances ordered set aside above, and that could result in any change or alteration to the physical environment until the City has reconsidered its resolutions and ordinances and the California Environmental Quality Act (CEQA) documentation for the Project and brought them into compliance with the requirements of CEQA by correcting the deficiencies identified in the Opinion issued by the Court of Appeal in this case

Los Angeles Superior Court Case No: BS145275

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

(The Committee may recess to Closed Session, pursuant to Government Code Section 54956.9(a), to confer with its legal counsel relative to a writ of compliance in the case entitled Friends of Highland Park v. City of Los Angeles, et al.)

**COMMENTS FROM THE PUBLIC ON ITEMS OF PUBLIC INTEREST WITHIN THIS COMMITTEES SUBJECT
MATTER JURISDICTION**

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

Materials related to an item on this agenda submitted to the committee after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 200 North Spring Street, Room 395, City Hall, Los Angeles, CA 90012 during normal business hours.